

REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: April 28, 2016

REPORT PREPARATION DATE: April 21, 2016

APPLICATION TYPE: Sketch Plan for a 3 duplex PUD @ 20 Morgan Road

APPLICANT/OWNER: Old Morgan Orchard LLC, c/o Will Veve

DESCRIPTION: This application proposes 6 units (two units + one acquired via. affordable housing density bonus) on a 6.3 acre lot in the Rural Residential Zoning District

IDENTIFYING INFORMATION:

LOCATION: 20 Morgan Road

PARCEL NO: MR020

TOTAL ACREAGE: 6.32

ZONING DISTRICT(S): Rural Residential

EXISTING USE: None

PROPOSED USE: Residential

NOTICE OF PUBLIC WARNING/ ABUTTERS:

Notice of Public Warning published – *Not required*

Notice of Public Warning posted – *Not required*

Onsite posting sent on – *Not required*

Notice of Public Warning sent to abutters and applicants—*Not required*

Agenda Posted – *April 21, 2016*

LOCATION MAP:



PROJECT OVERVIEW

Applicant proposes 6-unit PUD on 20 Morgan Road. This will consist of 3 duplexes. In the written statement included with this application, the applicant indicates that conditional use approval is required for the second duplex. Staff recommends reviewing this application as a PUD given the request for the third duplex.

PREVIOUS ACTIVITY

January 25, 2016: Zoning Permit approved for 5 bedroom single family dwelling

DEPARTMENTAL REVIEW AND COMMENTS

PLANNED UNIT DEVELOPMENT STANDARDS

10.13.1. Purpose. Planned Unit Developments (PUDs) are intended to further the goals and objectives of the Jericho Comprehensive Town Plan, the purpose of the underlying zoning district by permitting flexibility in the application of land development regulations, and the purposes below. Flexibility is encouraged in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve these goals, objectives and purposes:

10.13.1.1. To encourage compact, pedestrian-oriented development and to promote a mix of residential uses, nonresidential uses or both in village centers.

10.13.1.2. To encourage provision of affordable housing. ← *Applicable provision*

10.13.1.3. To encourage any development in rural areas to be compatible with the use and character of surrounding rural lands.

10.13.1.4. To provide for the conservation of open space features recognized as worthy of conservation in the municipal plan, such as the preservation of agricultural land, forestland, trails and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards.

10.13.1.5. To provide for efficient use of public facilities and infrastructure.

10.13.1.6. To encourage opportunities for energy-efficient development.

10.13.1.7. To provide a mechanism by which property owners may create small building lots while retaining large tracts of contiguous land.

10.13.2. Applicability: PUDs are encouraged for all development in Jericho. PUD review shall be required in the following circumstances:

10.13.2.1. When a subdivision results in the creation of three [3] or more lots within a period of twelve [12] months, and in the judgment of the Development Review Board a PUD will better meet the objectives of the Jericho Comprehensive Town Plan.

10.13.2.2. Multiple principal structures are proposed on a single lot. ← *Applicable provision*

10.13.2.3. Construction or substantial improvement of a single structure containing multiple uses with a total floor area in excess of 10,000 square feet is proposed.

10.13.3. Coordination of Review: Applications for PUDs shall be reviewed pursuant to Section 10.12, Subdivision Review. PUDs may be classified as minor or major subdivisions, pursuant to Section 10.12.3. A PUD may include any permitted or conditional uses in the District which it is located, subject to all required review. Any subsequent zoning permit, site plan or conditional use approval within an approved PUD shall incorporate all applicable conditions of the PUD approval. *This application was submitted as a sketch plan review, not as a subdivision. No new lots are being proposed at this time. At the time of final review, application will be reviewed under the subdivision standards as a minor subdivision (three or fewer lots, not including open land).*

10.13.4. Designation of Open Space Lands: All PUDs shall make provisions for the preservation of open space, except that open space land shall not be required for PUDs located in the Village Center District. The lands set aside to be preserved for open space shall be reviewed and approved by the Development Review Board, in accordance with the following: *Applicant has not proposed a separate open space lot at this time*

10.13.4.1. The following areas shall be contained within the open space portion of the PUD or otherwise protected through building envelopes and deed restrictions on individual lots: *No overlay district exists on this parcel.*

- (a) Areas within the Wetlands Overlay District,
- (b) Areas within the River Overlay District,
- (c) Areas within the WHPA-1 area of the Wellhead Protection Area Overlay District, and
- (d) Areas within the Natural Resources Protection Overlay District, except as provided by Section 6.4.4.1.

10.13.4.2. The overall layout of the PUD shall minimize the disturbance of the areas listed below:

- (a) Areas with slopes greater than twenty-five percent [25%], *N/a*
- (b) Prominent hill sides, ridgelines and significant rock outcroppings, *N/a*
- (c) Areas containing prime or statewide agricultural soils and other productive agricultural and forest land. *No defined ag soils on this parcel. Soils are described as moderately suited for septic (CCRPC)*
- (d) Historic and cultural resource areas
- (e) Scenic Resources
- (f) Large Habitat Blocks Where feasible, these areas should be contained in the open space portion of the PUD or otherwise protected through building envelopes and deed restrictions *← On a scale of 1-5, 5 being more significant, Morgan Road is ranked a 4 in terms of significance in providing wildlife linkages. Wildlife habitat block of 20-500 species exists on the parcel. (CCRPC/ VT fish and wildlife)*

10.13.4.3. Open space land shall have a coherent purpose, such as the preservation of a wildlife corridor or a scenic outlook, or creation of an interlocking trail system, or preservation of land with

agricultural potential, or some similar feature. *Prior to final review, applicant will need to define the open space perimeter and purpose*

10.13.4.4. Land designated as open space shall be indicated with appropriate notation on the final development plat. Open space land shall be subject to appropriate deed restrictions stipulating the permitted and restricted use of such lot, and establishing the person or entity responsible for its maintenance.

10.13.5. Configuration of Open Space: The Development Review Board shall determine the configuration of open space land based on the following:

10.13.5.1. The configuration of the open space land and the covenants governing its usage shall reflect the purpose of the open land and be suitable for its intended use.

10.13.5.2. Open space land shall not be required in the Commercial and Village Center Districts. Open space shall be equivalent to at least 25% of the entire parcel in the Village District, and shall be equivalent to at least 50% of the entire parcel in the remaining districts. *This is the rural residential zoning district. Open space is required.*

10.13.5.3. Open space land shall be configured to provide for large contiguous open space lands on the parcel. Fragmentation of open space land shall be avoided to the greatest extent possible. Narrow strips of open space land shall only be approved when necessary to connect significant areas or when designed to protect linear resources such streams or trails.

10.13.5.4. If the parcel to be developed contains currently productive agricultural land, the acreage set aside as open space land should be of a quality, size and configuration that make continued agricultural use possible.

10.13.5.5. Open space land shall be contiguous with existing and potential open space land on adjacent parcels. *Applicant will want to consider open space as designated on surrounding lots, particularly where adjacent to Mount Mansfield Modified School District.*

10.13.6. Ownership of Open Space Lands: Open Space Land may be set aside as common land, as a separate undeveloped lot, or as a portion of a single lot, outside of the building envelope, to be held in private ownership. Open space land shall be dedicated, either in fee or through a conservation easement approved by the Development Review Board, to the municipality, an owners' association comprised of present or future owners of the subdivided lots, and/or a nonprofit conservation organization. The ownership type shall be consistent with the best means of maintaining or managing the resources on the site. All costs associated with administering and maintaining open space and/or common land shall be the responsibility of the applicant and subsequent landowners. *Applicant must determine the status of the open space land per the options below.*

10.13.6.1. Common Open Space: The following provisions shall apply to commonly owned open space lands:

(a) The common open space land may be used for water supply and/or septic waste disposal, either common or individual, provided that adequate control over the use of the land for these purposes is retained by the party or parties responsible for the maintenance of these facilities.

(b) Public access of common open space lands may be required when it may facilitate a trail network, or where public benefit may be obtained by access to unique natural features, or for some related access. 10.13.6.2.

Privately Owned Open Space: In order to create larger lots for agricultural or preservation purposes, PUDs may also be designed with designated open space retained in private ownership rather than as common land. Such privately owned open space shall provide that:

- (a) All development (if any) is restricted to a designated building envelope within which development may occur as permitted in Section 4.3: "Table of Uses".
- (b) The remainder of each lot is designated open space and is restricted through permanent deed restriction or easement from all development except sewage disposal, water supply, agriculture, forestry, wildlife management and passive recreation.
- (c) Privately owned open space may be used for water supply and/or septic waste disposal, provided that adequate control over the use of the land for these purposes is retained by the party or parties responsible for the maintenance of these facilities.

10.13.7. Permitted Density: Total approved residential density in a PUD shall be determined by calculating the total number of potential lots in a conventional subdivision. As provided in Section 5.6 (Density), each potential lot in a conventional subdivision shall entitle the applicant to one [1] single family dwelling, or two [2] multifamily dwelling units within the PUD, provided all other requirements of these regulations can be met. The maximum number of potential lots in a conventional subdivision shall be determined in accordance with the following:

10.13.7.1. The total number of potential lots in a conventional subdivision shall be calculated by dividing the total acreage of the parcel by the minimum lot area in a conventional subdivision, less twenty-five percent [25%] to account for topography, soils, dimensional and frontage requirements, rivers, streams and wetland areas, and other site restraints and overlays. *Total acreage of parcel: 6.2 acres. Minimum lot area in conventional subdivision in RR: 3 acres. $6.2 \div 3 = 2.1$ (25% of $2.1 = .525$) $2.1 - .525 = 1.575$. The total number of potential lots is 1.575 lots. This is before considering any density bonus.*

10.13.7.2. Density Plan - The total number of units in a PUD may be increased if the Development Review Board determines the maximum number of potential lots in a conventional subdivision on the same parcel of land would be greater than that permitted in Section 10.13.7.1 above. Such a determination shall be based on a density plan showing the number of potential lots in a conventional subdivision meeting the following criteria: *With this logic, the DRB may determine that the applicant may have 2 potential lots as opposed to 1.575. This is before considering any density bonus.*

- (a) Each potential lot shall satisfy all the dimensional requirements of the applicable zoning district;
- (b) Each potential lot shall contain an area of compact, contiguous, buildable land equal to or greater than 10,000 square feet.
- (c) no more than three [3] lots from the original parcel may be served by a private driveway;
- (d) proposed public roads and driveways must meet appropriate regulations, including but not limited to: the requirements of the Jericho Public Works Specifications and the Jericho Subdivision Regulations (e.g. maximum slope, length, curvature, etc.) taking account of proper site distances, with due regard for topography and natural obstacles, etc.;
- (e) for the purposes of density calculations all other provisions of this and other regulations shall be considered.

(f) Sensitive areas such as those listed in 10.13.4.2. shall be clearly delineated in the density plan, and avoided to the extent possible. The DRB shall provide direction to reorganize the layout to minimize disturbance to these features.

(g) The density plan shall be presented at sketch plan review. If the applicant elects not to participate in sketch plan review, the request shall be made at preliminary review. *Applicant shall be prepared to present this density plan at sketch review.*

10.13.8. Density Bonus: At the request of the applicant, the Development Review Board may increase the total number of approved dwelling units by up to fifty percent [50%] and/or increase maximum lot coverage by up to fifteen percent [15%] if one or more of the criteria listed below are met. In determining if a density bonus is warranted, the Development Review Board shall consider the overlay layout of the PUD, compatibility with the Jericho Comprehensive Town Plan, and the ability of the site to support additional units. In order to be eligible for a density bonus, a PUD shall meet at least one of the following criteria:

(a) The PUD contains designated affordable or elderly housing. Designated affordable or elderly housing units shall be indicated on the final plat. Affordable housing developments serving a very-low income population (80% of area median household income) may be eligible to increase the total number of approved dwelling units by up to one-hundred percent [100%] and/or increase maximum lot coverage by up to thirty percent [30%]. Such lots or units shall be subject to appropriate restrictions to ensure that they meet the definition of affordable or elderly housing contained within these regulations in perpetuity. *Applicant has stated that this development will be affordable. Affordable housing is defined as the following:*

AFFORDABLE HOUSING: Housing that is either

a) Owned by inhabitants whose gross annual household income does not exceed 100 percent of area median income, as defined by the United States Department of Housing and Urban Development, where the total annual cost of the housing, including principal interest, property taxes, insurance, and condominium association fees is not more than thirty percent [30%] of the household's gross annual income; or

b) Rented by inhabitants whose gross annual household income does not exceed 100 percent of area median income as defined by the United States Department of Housing and Urban Development, where the total annual cost of the housing, including rent and utilities such as heat, electricity, water, garbage collection/disposal, and lights, is not more than thirty percent [30%] of the household's gross annual income. Affordable housing units shall be subject to covenants or restrictions that preserve the affordability requirements defined above perpetually (for a minimum period of 99 years from the date of first sale or lease).

Excerpts from the Jericho Town Plan (Version Adopted on 1/7/2016) describe the Town's position on affordable housing :

“Housing affordability is determined by the cost of purchasing or renting a home, and the personal income available to acquire it. Housing is considered affordable when monthly housing costs do not exceed 30% of a person's income. For homeowners this includes mortgage, property tax, and property insurance payments; for renters it includes rent and utilities. An income of 81%-95% of the area median is considered to be moderate and a family's income that doesn't exceed 80% is low....[omitted definition of affordable housing as written in LURS, see above]....housing stock that is affordable is vital for the long-term health of the Town.

Jericho will best achieve the goal of a diverse socio-economic population when housing is comprised of various types and prices, to meet the needs of household with a wide range of income levels. Table 7.4 details affordable home value for different income levels.

Table 7.4 Income Level and Housing Affordability

	2X Median Income		Median Income		80% of Median		50% of Median	
	Family	Indiv	Family	Indiv	Family	Indiv	Family	Indiv
Income	\$147,600	\$103,400	\$73,800	\$51,700	\$56,400	\$39,500	\$36,900	\$25,850
Affordable Home Value	\$493,000	\$345,500	\$246,500	\$163,500	\$188,000	\$131,500	\$122,000	\$84,500

Source: www.housingdata.org Home Mortgage Calculator; US Department of Housing and Urban Development FY2010 Income Limits Summary”

(b) The PUD contains structures meeting recognized standards for enhanced energy efficiency. Energy efficiency standards eligible under this provision shall meet or exceed the Vermont ENERGY STAR® Homes Silver Rating. In granting a density bonus, the Development Review Board may attach reasonable conditions to ensure that the structures are built to certification standards, such as third party review and verification/certification prior to the issuing of a Certificate of Occupancy. *Applicant has not directly stated that these units will be energy efficient, though has alluded to this possibility in the provided written statement.*

(c) The PUD provides for additional public access to resource lands, beyond that which is required to provide safe circulation within and between developments. Such access shall be noted on the final plat and contained in deed, covenant, or easement language for the subject parcel.

10.13.8.2. Requests for a density bonus shall be made at sketch plan review. If the applicant elects not to participate in sketch plan review, the request shall be made at preliminary review for major PUDs or final review for minor PUDs. *Applicant is requesting a density bonus based on affordable housing measures. If the DRB approves the request, the number of approved dwelling units may increase up to 50%. The DRB must determine if the original permitted density is 1.575 or 2. IF the DRB determines the permitted number of lots is 1.575(3.15 units), the density bonus would result in 1.575 additional units, totaling 4.72 units. If the DRB determines the permitted number of lots is 2 (4 units), the density bonus would result in 2 additional units, totaling 6 units.*

10.13.8.3. Disclaimer: Nothing in this section shall be read so as to require the Development Review Board to grant a density bonus to any applicant. Any bonus granted under this section shall be specific to the parcel to which it has been granted. A bonus on one parcel shall not be construed as a general guideline or standard for any other parcel

10.13.9. Development Standards and Dimensional Regulations:

10.13.9.1. All PUDs shall comply with the subdivision review standards in Section 10.12, any and all applicable Specific Use Standards in Section 4.4 and the General Provisions in Section 7. *No special uses are proposed at this time.*

10.13.9.2. The Dimensional Requirements within a PUD shall comply with Table 5.8:

5.8 Table of Dimensional Requirements for Planned Unit Developments (PUD)

	OS	FOR	AGR	RR	VIL	COM	VCTR
Minimum lot area (acres) ¹	NA	0.50	0.50	0.33	0.33	0.33	0.10
Minimum road frontage (feet)	NA	75	75	50	50	50	15

Minimum front yard (feet) ²	25	25	25	15	15	15	10/0 ³
Minimum side yards (feet) ²	15	15	15	10	10	10	5 ⁴
Minimum rear yard (feet) ²	20	20	20	20	20	25	10
Maximum lot coverage ⁵	5%	30%	30%	40%	40%	60%	60%
Structure height (feet, maximum)	34	34	34	34	34	34	45
Buffer zone (feet) ⁶	100	100	100	75	50	50	None

- 1) The total number of lots/dwelling units in a PUD shall be determined in accordance with Section 10.13.7.
- 2) Front, side, and rear yard setbacks are calculated from the point of maximum projection (foundation, deck, or eave)
- 3) In the Village Center District, the minimum front yard setback in a PUD shall be 10 feet on Route 15 and 0 feet on all other roads.
- 4) See Section 5.9.1
- 5) The Development Review Board may increase maximum lot coverage by up to 15% if criteria specified in Section 10.13.8 are met
- 6) The buffer zone specified in Section 5.8 shall be part of the common open space or removed from the building envelope of individual lots. The Development Review Board may waive this requirement when it is found that there is no adverse effect on neighboring parcels to be mitigated

10.13.9.3. Lot coverage within a PUD shall be calculated based on the total coverage of the PUD, including open space land. Individual lots or portions of the PUD may exceed the acceptable maximum lot coverage, provided there is an offset by a lesser lot coverage in (an)other portion(s) of the PUD. *Lot coverage has not yet been calculated, but does not appear to be over 40%. This will need to be finalized prior to final review.*

10.13.9.4. A buffer zone between lot boundaries and the boundary of the PUD shall be maintained so as to provide screening sufficient to mitigate adverse impact on adjacent properties. The minimum required buffer zone for each district is specified in Table 5.8. The buffer zone shall be part of the common open space or removed from the building envelopes of individual lots. The Development Review Board may waive this requirement when it is found that there is no adverse effect on neighboring parcels to be mitigated. *Abutters of this parcel will be notified prior to final review. At that time, the DRB may want to consider requiring a buffer zone.*

10.13.9.5. Variable lot sizes are acceptable within a PUD, provided that they advance the goals of the Jericho Comprehensive Town Plan and Section 10.13.1 above, and are in keeping with the purpose of the district in Section 3.2.

10.13.9.6. In all districts a PUD may include, subject to conditional use review, an accessory office, common laundry, storage, kitchen/dining area, and/or indoor recreational facility for use by residents of the PUD and their invited guests. *Details of the units have not yet been provided*

10.13.9.7. PUDs shall provide for vehicular and pedestrian connectivity with neighboring developments wherever possible. *Pedestrian facilities do not yet exist on Morgan Road with the exception of a crosswalk over Browns Trace connecting Morgan Road to Packard Road*

10.13.9.8. Subdivision boundaries, access roads, utilities, lot lines and layout, and building envelopes shall be located and configured to avoid fragmentation of, and adverse impacts on, the resources listed in Section 10.10.4.1 above.

10.13.9.9. The overall layout of the PUD should incorporate or protect cultural and historic sites and features, as well as other features stated in § 10.13.4.2. *Not a known area of historical significance*

10.13.9.10. Access roads, driveways, and utility corridors shall be shared to the furthest extent possible, shall follow site contours to minimize the need for grading, and shall follow existing linear features such as roads, tree lines, stone walls, or field edges to minimize the fragmentation of open agricultural land and other resources.

10.13.10. Specific Standards for the Village Center Zoning District: *omitted, not relevant.*

10.13.11. PUDs involving two [2] or more parcels: *omitted, not relevant.*

10.13.12. Phased PUDs/Conceptual Plan: PUDs are encouraged for all development in Jericho, including applications that will not result in development of an entire parcel. In such cases, the applicant may apply for a phased PUD, provided a Conceptual Plan meeting the criteria outlined below is submitted and approved by the DRB. The Conceptual Plan shall be submitted and acted upon with the preliminary application for major PUDs and with the final application for minor PUDs. The findings of fact pertaining to the Conceptual Plan shall be binding on both the Development Review Board and the applicant for all subsequent applications made pursuant to the Conceptual Plan approval, unless an amendment to the Conceptual Plan is made. *No concept plan has been submitted. This will be required upon final review, as this is considered a minor subdivision (three or fewer lots, not including open space).*

10.13.12.1. The Conceptual Plan shall indicate open space lands for future phases of the PUD. Future Open space areas shall meet the requirements of Section 10.13.4 and 10.13.6. Open space lands may be formally designated and conveyed entirely in the first phase or in portions during future phases.

10.13.12.2. The Conceptual Plan shall indicate likely future development areas. Individual lots and building sites need not be identified, and the total number of lots or dwelling units to be developed in future phases need not be specified.

10.13.12.3. However, future development areas shall be those areas which have the least impact on the resources listed in Section 10.10.4.1. Future development areas shall actually be buildable based on the provisions of these regulations and site conditions including but not limited to slope, soils, and access.

10.13.12.4. If the first or a subsequent phase of a PUD will exceed the district lot coverage requirements, the Conceptual Plan shall show how this increased lot coverage will be offset in future phases, in accordance with Section 10.13.9.3 above.

10.13.12.5. A Conceptual Plan may indicate potential future uses. This may include specific uses, or broad categories such as residential, mixed use, retail, etc. Such indication shall be for reference purposes only, and shall not obligate the DRB to approve a specified use or category of uses when more detailed, formal plans are submitted.

10.13.12.6. The Conceptual Plan shall include general information related to vehicular and pedestrian circulation in future phases, including connections to neighboring properties. Details, specifications and cross sections are not required. However construction of connecting facilities in conformity with these regulations shall be technically feasible.

10.13.12.7. Reservations of land for purposes such as sewage disposal, stormwater treatment, or shared parking may be indicated on the Conceptual Plan.

GENERAL DEVELOPMENT STANDARDS (§11.)

11.1. Roads/Access

11.1.1. Conformity with Public Works Specifications: All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval.

11.1.2. Private Driveways: No more than three [3] lots may be served by a private driveway. The interest of the owner of each lot served by a common or shared driveway shall be protected by an easement recorded in the deed of each lot involved. Private driveways shall have a maximum grade of 15%, a minimum width of 12', and be capable of supporting the weight of a two-axle, 40,000 pound

vehicle. For any new subdivision with a shared driveway over 100' serving up to 3 lots, the maximum grade shall be 15%, the driveway shall have at least a 15' wide improved travel way, or shall, at intervals of 100' of length, have other provisions for the passing of oncoming vehicles; shall be capable of supporting the weight of a two-axle, 40,000 pound vehicle; and shall have an adequate turnaround at the end. The grade for any portion of a driveway within the Town right-of-way shall be - 3%. (all drives must slope away from the road). See also the detailed requirements of "Access Standards" on the Town of Jericho Road Access Permit application. Curbcuts shall be limited to one per residential property.

11.2. Parking/Loading/Circulation

11.2.2. Number of Parking Spaces Required

11.2.2.1. The following table indicates the minimum number of parking spaces to be provided for each use: 2.0 Residential Uses 2.1 Single Family, duplex 2.0 per dwelling unit

11.3. Pedestrian Facilities

All public and private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. To the extent feasible, pedestrian and vehicular circulation shall be separated by curbing, plantings or reserve strips, and should cross or intersect in controlled locations and manners.

11.4. Lot Layout

Applicant should clarify if this lot will remain as is, or if the PUD will involve individual lots. If separate lots are created, applicant is subject to 11.4

11.5 Grading/Slope/Ridgeline

No significant slopes or ridgelines exist on this parcel.

11.6. Recreation/Open Space/Common Land

Applicant may want to consider the capacity of the open land to accommodate recreational use.

11.7. Water Supply and Sewage Disposal

Applicant has received a WW permit from the agency of natural resources for 1 duplex (2 units, 4 bedrooms/unit). If the applicant wishes to proceed with the proposed PUD, ANR must issue an amendment to this permit in order to accommodate any additional units.

Morgan road is served by the Jericho Water District.

11.8. Landscaping

11.9. Site Layout and Design

11.9.2. Rural Residential, Village, and Agriculture and Forestry Districts: Site layout and design shall reinforce the rural landscapes of these districts. Development shall be sited to minimize, to the extent feasible, encroachments on natural resources and environmentally sensitive areas including steep slopes, open fields and prominent ridgelines and hillsides. Commercial uses shall be sited so as to blend with the predominately rural/residential character of these areas.

11.10. Outdoor Storage *No outdoor storage is proposed at this time.*

11.11. Outdoor Lighting No outdoor lighting is proposed at this time. If the applicant chooses to install lighting, they are subject to the LURS of section 11.11.

11.12. Utilities

All new utilities will be placed underground.

11.13. Stormwater

11.13.2.1. At minimum, all construction shall comply with the erosion control practices detailed in the most recent version of the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control.

State construction permit must be obtained for stormwater discharges from construction activities that result in a total land disturbance of equal to or greater than one acre